

45 STORY ANDERSON BUILDING IS SOLD

Big Operator Said to Be Buyer of Structure at Broadway and Twelfth Street.

The fifteen-story Anderson building at the southwest corner of Broadway and Twelfth street has been sold by the Anderson estate, of Washington, D. C. The buyer is said to be a prominent operator in the real estate business. The building, one of the most substantial in that segment of "the world's greatest thoroughfare," was built about twenty years ago for a big clothing store. It is known as the "Anderson Building" and is a prominent landmark in the district. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

AN EXCHANGE IN PART PAYMENT.

Charles Wynne and Louis H. Low sold the twelve-story mercantile building at 25 East Twentieth st., 25x39.9, having an income of \$30,000, and was held at \$150,000. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

CORPORATION BUYS LOFT BUILDINGS.

Libertan Corporation bought from the R. E. Realty Corporation the north-west corner of University place and Tenth st., known as 10 and 12 University place, 25x100. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

OTHER BUSINESS PROPERTIES SOLD.

Masbach Hardware Company, owners of 82 and 84 Warren street, purchased from J. Richard Mannheim the adjoining five-story loft building, 25x100, at \$150,000. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

CHARLES BOATTI SOLD TO JOSEPH P. COMBI.

Charles Boatti sold to Joseph P. Combi the four-story building at the northeast corner of Macdougal and Third streets, 25x35. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

DUFF & BROWN COMPANY RESOLD TO THE THOMAS J. MURRAY STORAGE COMPANY.

Duff & Brown Company resold to the Thomas J. Murray Storage Company the four-story store at 413 and 415 West 150th street, 50x100. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

CHARLES H. WALNORTH BOUGHT THE FOUR-STORE BUILDING AT 37 EAST TWENTY-NINTH STREET.

Charles H. Walnorth bought the four-story building at 37 East Twenty-ninth street, 25x100. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

THE BOND AND MORTGAGE GUARANTEE COMPANY SOLD TO W. S. HARRIS.

The Bond and Mortgage Guarantee Company sold to W. S. Harris the five-story and basement building, 25x100, at 4 East Nineteenth street, and 23x100, at 4 East Nineteenth street, and 23x100, at 4 East Nineteenth street. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

BOYS SEVENTH AVENUE LOT.

The vacant lot in the west side of Seventh ave., from 10th to 13th st., has been bought by Elmer D. Coulter, of Joseph S. Marshall. It fronts 311 feet on the avenue and has a depth of 300 feet on each street. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

MULTIFAMILY HOUSE, SALES.

Perry Douglas bought from the Redwood Realty Corporation the Algonquin apartment, at 6 and 8 East 10th st., a three-story elevator structure, 50x100. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

HARRIS, VOGHT & CO. AND HERBERT BAUM SOLD TO CARL H. RICHARDSON.

Harris, Voght & Co. and Herbert Baum sold to Carl H. Richardson the five-story flat with store, at 21st Eighth st., a five-story flat with store, at 21st Eighth st., a five-story flat with store, at 21st Eighth st. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

WILLIAM WATERFIELD A FOUR STORY DWELLING, 21x100.3, AT 236 WEST EIGHTY-THIRD STREET.

The new owners will alter name into studio and apartment, to be ready for occupancy October 1.

Charles B. Van Valen, Inc., sold for John P. Peel, as agent for Mrs. Mary E. Morris, the four-story dwelling, 21x100.3, at 236 West Eighty-third st., to Mrs. Margaret Mahr. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

SEVERETT M. SELKAS COMPANY SOLD A DWELLING AT 235 WEST 113TH ST.

Severett M. Selkas Company sold a dwelling at 235 West 113th st., 15x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

JAMES H. CRUICKSHANK SOLD THROUGH WELLS FARGO BANK AND TRUST COMPANY.

James H. Cruickshank sold through Wells Fargo Bank and Trust Company the three-story dwelling at 317 West 113th st., 15x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

ELLEN HAYES SOLD TO JOSEPH MUNNA.

Ellen Hayes sold to Joseph Munna the three-story dwelling at 323 East Seventeenth st., 25x29.2, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

MARIA J. SIMPSON SOLD TO ERNEST HAUPT.

Maria J. Simpson sold to Ernest Haupt the three-story dwelling at 310 West Twenty-second st., 20x100. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

L. A. MORAN RESOLD THE FOUR STORY DWELLING AT 143 WEST SIXTY-THIRD ST.

L. A. Moran resold the four-story dwelling at 143 West Sixty-third st., 18x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

HATTIE J. ROSS SOLD TO ADELE D. WALSH.

Hattie J. Ross sold to Adele D. Walsh the four-story dwelling at 25 West Seventy-fifth st., 21x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

HELEN V. CRUICKSHANK BOUGHT FROM MRS. J. CONNOR.

Helen V. Cruickshank bought from Mrs. J. Connor the five-story dwelling at 355 West Ninety-third st., 10x75.5, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

AGNES A. MINOR SOLD TO ETHEL N. GRAY.

Agnes A. Minor sold to Ethel N. Gray the four-story dwelling at 10 East Fifty-third st., 21x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

MAURICE J. HIGGINS BOUGHT FROM NEVA H. SADDLER.

Maurice J. Higgins bought from Neva H. Saddler the four-story dwelling at 60 East Seventy-seventh st., 12x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

WILLIAM STURGEON BOUGHT FROM ANNIE HOLLAND.

William Sturgeon bought from Annie Holland the three-story dwelling at 310 West 17th st., 25x100.3, to Mrs. Mary E. Morris. The property consists of an eight-story fireproof store and loft building and an adjoining five-story remodelled loft building. The leases of the four-story store on February 1, 1921, at which time the buyers expected to improve the 62 University place property and connect same with the corner building. The buyers paid all cash over the price of \$150,000, due in 1920. The buyers are said to be a prominent operator in the real estate business. The building is a five-story structure, with a total of 45 stories. It is located at the southwest corner of Broadway and Twelfth street.

PAYS \$3,500,000 RENT FOR NEW P. O. SITE

Government Forced Into Deal by Growth in Penn. Zone.

To provide adequate space for the Longshore post office station, which now occupies crowded quarters in the old Federal building, at 231 West Thirty-third st., the Federal Government has taken a twenty-year lease on the ten old private dwellings at 231 to 241 West Thirty-third st., covering a plot of 50x100, 160 feet west of Seventh avenue, right in the heart of the newly established new downtown center. The rental to be paid for the entire period amounts to about \$3,500,000. As soon as the necessary preliminary steps have been taken work will be started on a three-story structure, affording 57,000 square feet of floor space, for the exclusive use of the post office.

IN LEASING THE PROPERTY THE GOVERNMENT TAKES INTO CONSIDERATION THE MARKABLE DEVELOPMENT THAT HAS TAKEN PLACE IN THE AREA ABOUT THE PENNSYLVANIA TERMINAL AND THE EVEN GREATER GROWTH IN THE BUSINESS POPULATION THAT IS FOUND TO FOLLOW THE BUILDING UP OF THE NEEDLEWORK CENTER.

The plot leased by the Government was purchased only recently by A. E. Lefcourt, president of the Lefcourt Company, manufacturers of women's apparel at 130 Madison avenue, for the erection of a twenty-story garment trade building. Mr. Lefcourt, however, was induced to alter his plans, and has agreed to erect the building for the post office at a cost of about \$1,000,000. John Dunn has been chosen as architect. S. D. Cooper and John Hill were the architects of the old Federal building. Peter was the attorney for the Lefcourt company.

REAL ESTATE NOTICES.

Jacob J. Shubert is the buyer of the two-story store at 231 to 237 West 32d st., sold recently. The site will probably be used for a theatre at some future date. Alfred J. Naegel is the buyer of the two-story store at 249 Amsterdam ave., sold recently by Charles A. Collard. William S. Sussman, Inc., has been appointed agent for the seventeen-story Heaven Building being erected at 121 to 125 West Forty-sixth st.

THE BUYER OF THE DWELLING AT 342 WEST TWENTY-FOURTH ST.

The buyer of the dwelling at 342 West Twenty-fourth st., Giacomo Tontino is the buyer of the dwelling at 123 to 125 West 32d st., sold recently. The site will probably be used for a theatre at some future date. Alfred J. Naegel is the buyer of the two-story store at 249 Amsterdam ave., sold recently by Charles A. Collard. William S. Sussman, Inc., has been appointed agent for the seventeen-story Heaven Building being erected at 121 to 125 West Forty-sixth st.

THE BUYER OF THE DWELLING AT 123 TO 125 WEST 32D ST.

The buyer of the dwelling at 123 to 125 West 32d st., sold recently. The site will probably be used for a theatre at some future date. Alfred J. Naegel is the buyer of the two-story store at 249 Amsterdam ave., sold recently by Charles A. Collard. William S. Sussman, Inc., has been appointed agent for the seventeen-story Heaven Building being erected at 121 to 125 West Forty-sixth st.

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Only a few minutes from shopping and theatrical district.

There are a few apartments that we lease every year to those who wish to make the Hotel Belleaire their permanent home during the fall and winter. The demand this year is unusual, therefore we advise our friends to act quickly if they wish to negotiate leases.


Robert D. Blackman, Proprietor.

HOTEL ST. ANDREW

Broadway at 72nd Street, NEW YORK.

ALL TRANSIT LINES PASS THE DOOR.

Suites Available for Immediate and Fall Occupancy.



Hotel Hamilton
West Seventy-third Street
New York's Latest Residential Hotel
Suites Available for Immediate and Fall Occupancy

There are a few apartments that we lease every year to those who wish to make the Hotel Hamilton their permanent home during the fall and winter. The demand this year is unusual, therefore we advise our friends to act quickly if they wish to negotiate leases.

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T. W. FLEMING, Traffic Manager, Kingston, N. Y.

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NORTH ASHBURY PARK, N. J. The Resort Hotel Pre-Eminent DIRECTLY ON THE OCEAN. Famous A. La Carte Grill Room. Daily Complimentary Baking. Sherman Dennis, Manager.

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"In the Heart of America" BLUE RIDGE MOUNTAINS. Blue Ridge Mountains, Franklin Co., Pa. A modern hotel with excellent table and service. Altitude 1,000 feet. Will remain open until October. John C. Gibbons, Manager.

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Shawnee-on-Lake, Indiana. Buckwood Inn, Shawnee-on-Lake, Ind. The Outlook, year-round, modern, elegant location, doublet, etc. E. V. VANDERBILT.

Delightful Vacations in Canada

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Real Estate. 10 East Forty-third Street, New York.

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200 Broadway. Tel. Cort. 5283.

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From Battery to 11th St., Inclusive.

LOFT BUILDING FOR SALE

1 STORY AND BASEMENT. SHINKLE SYSTEM. 812 1/2 ST. 10TH ST. SUITABLE FOR ALL KINDS OF MANUFACTURING. IDEAL INVESTMENT OPPORTUNITY. OWNER, 381 Broome St.

T.A. & J. Fogarty

147-149 W. 23d St. Fitz 5102.

FOR SALE—222 EAST 83D ST.

Three-story dwelling, 20x100, 14 rooms and bath, power, hot and cold water, \$10,000. JAMES L. CRUIKSHANK, owner, 51 Hudson Lane.

ABOVE 58TH ST., 5th Ave. to North River.

PROPERTIES FOR SALE

and to lease for all purposes. BUSINESS AND RESIDENTIAL. ELIZABETH T. BARKER. Phone Vanderbilt 2345.

BEDFORD SECTION

1 FAMILY, 12 ROOMS, 2 BATHS, BRICK, POWER, HOT AND COLD WATER, TRAVELING VIEW, HOUSE ALONE. \$20,000. PLAT 40 BY 113, TO BE BUILT AT RICHFIELD, NEW YORK. LAFAYETTE 6236.

FLATBUSH HOMES DE LUXE.

Two-story, 2 rooms, 10th bath, parquet, electric, steam, cold and hot water, \$13,500. Terms arranged. Particulars.

THE C. M. DREYER CO.,

1572 Flatbush Ave., Brooklyn.

DECATUR STREET, NEAR STEWART ST.

Handsome two-story house, three stories, \$10,000.

KETCHAM BROS., INC.

125 ALPHEA AVE., BROOKLYN.

Bedford Ave. Cor. Dwelling, \$15,000.

Flow location, three-story, three stories, \$15,000.

FLATBUSH HOME, 1521 Cortlandt Ave.

Flow location, three-story, three stories, \$15,000.

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Flow location, three-story, three stories, \$15,000.

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